

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

April 11, 2012

COMMISSIONERS PRESENT

Fredrick Lighty
Ernest Gingrich
Roy Newsome
Dennis Guise
Douglas Grove
Robin Lindsey

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer
Al Bain HRG, Inc.

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on April 11, 2012 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Gingrich led the Commission in the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

No action was taken on meeting minutes.

OLD BUSINESS

Preliminary/Final Subdivision and Land Development Plan #12-05
Sheetz, Union Deposit Road and Briarsdale Road

Ms. Moran stated that this plan proposes the lot consolidation and development of a Sheetz Convenience Store at the existing Your Place Restaurant location on Union Deposit Road. The property is located on the southwest corner of the intersection of Briarsdale and Union Deposit Roads. The property is zoned CG, Commercial General, consists of 1.39 acres and is served by public sewer and public water.

On March 20, 2012, the Board of Supervisors approved the conditional use application to allow gasoline pumps on the site. On March 14, 2012, the Planning Commission tabled action on the plan allowing the applicant time to address the comments.

The applicant has requested one waiver, the waiver of the requirement to submit a preliminary plan.

Mr. Ron Lucas, Chris Beauregard of Centerpoint Engineering, and Greg Creasy of Grove Miller Traffic Engineers, were present on behalf of the plan. Mr. Lucas stated that they have resubmitted the plan addressing all of the comments and there are a few minor staff comments left.

Mr. Lighty asked about the landscaping plan question from last month. Mr. Lucas stated they are not seeking a waiver of that requirement, and will have a landscape architect sign and seal the plan.

Mr. Guise asked about Susquehanna Township. Mr. Lucas stated that they agreed to pass review to Lower Paxton Township since the majority of the plan is in Lower Paxton. They will sign off on the plan after the approvals are granted. This follows the same procedure as the municipalities have used over the years.

Mr. Bain stated there were a few minor comments and although he hasn't seen the resubmittal, he is comfortable that they can be addressed.

Mr. Guise asked about the canopy. Mr. Lucas stated he discussed this with Staff, and they realized they cannot put a sign on the canopy because a portion of the canopy is within the setbacks on the northern side.

Mr. Lighty stated he has observed the LED lighting at the Derry Street Sheetz and commented that it is nice. Mr. Grove agreed that it is well done from a lighting standpoint.

Mr. Newsome asked about the access onto Briarsdale Road. Mr. Lucas stated that design hasn't changed, and noted that it is located as far back from Union Deposit Road as possible and does line up with the McDonald's driveway. The grading was changed slightly.

Mr. Lighty called for comments from the audience, and there was none.

Mr. Guise made a motion to recommend approval of the plan, and approval of the waiver request, subject to compliance with the comments generated. Mr. Gingrich seconded the motion and a unanimous vote followed.

NEW BUSINESS

Special Exception Request #12-01 **1161 Fairmont Drive**

Ms. Moran stated that Ms. Budesheim has submitted an application for a Special Exception to allow her to operate a licensed counselor practice at 1161 Fairmont Drive. A counselor practice is considered a major home occupation. A major home occupation requires special exception approval in the R-1, Low Density Residential Zoning District. The application will be heard by the Zoning

Hearing Board on April 26, 2012. Mr. Mike Kerew, 1905 Woodland Road York, realtor, was present on behalf of Ms. Budesheim.

Ms. Lindsey asked how many vehicles would be at the house for Ms. Budesheim. Mr. Kerew answered one. Ms. Lindsey commented the property is located at the crest of a hill and asked if a turnaround spot has been considered. Mr. Kerew answered that they have given some thought to that. Mr. Newsome asked if it could be done. Mr. Kerew thinks it could, but they haven't looked into setbacks or other requirements yet. Mr. Kerew stated the lot is wider than most in the neighborhood, so he thinks it could be possible to add some additional pavement.

Ms. Lindsey asked if the applicant is looking to expand from the 4-6 clients in a day to more than that in the future. The more clients she is seeing increase Ms. Lindsey's concern for traffic on the hill. Mr. Kerew stated that she does not have plans to appreciably increase her practice since it is just her.

Mr. Lighty stated that even though she is seeing one client at a time the next client may arrive as the previous client is finishing up.

Ms. Lindsey asked if there was any comment from the neighbors. Ms. Moran stated it has not been advertised or posted yet, so once that takes place there may be some interest. She noted that she will share the concerns or comments the Planning Commission has with the Zoning Hearing Board.

Mr. Newsome would like the Zoning Hearing Board to consider a condition of the approval to be a turnaround to address the fact that the clients are not backing out of the driveway onto such a road. Ms. Lindsey commented that if the property were up a few more houses it wouldn't be such a concern, but that bend in the road is bad and the traffic drives fast through there. Mr. Kerew noted that they had a concern with pulling out onto the road as well.

Ms. Lindsey asked about the location of the office. Mr. Kerew stated it will be in what was once the carport. It has a separate entrance than the house lending itself to the concept of an office.

Mr. Guise made a motion to advise the Zoning Hearing Board that the Planning Commission has reviewed the application for special exception and finds it to be unobjectionable, but recommends conditioning any approval on making sure that the traffic does not have to back out of the driveway. Mr. Newsome seconded the motion and a unanimous vote followed.

PUBLIC COMMENT

Mr. Lighty asked for comments from the audience.

Mr. Watson Fisher, SWAN, asked about previous comments about Shadebrook and if the Commission has any idea how that area may be developed. Mr. Lighty did not. He noted that the plan wasn't officially withdrawn, but when they are ready to file something else they will do that.

COMMISSIONERS' COMMENTS

Mr. Guise asked if there has been any talk about the Business Improvement District. Mr. Lighty stated he has not heard anything, but that George Wolfe will contact the Planning Commission when the Supervisors may want to meet to discuss the issue. Mr. Newsome commented that he hopes it is not a dead issue, and that he would really like the opportunity to meet with the Board about it.

Ms. Lindsey stated that Blue Ridge Country Club has been bought by Triple Crown Corporation.

Mr. Newsome asked if the Township will pay for the Planning Commissioners to attend the training that is being offered by Tri-County Planning Commission, or if TCRPS would consider waiving the fee for the municipality. He would like to attend several of the topics. Ms. Moran will look into it.

ADJOURNMENT

The next regular Planning Commission meeting is scheduled for Wednesday, May 9, 2012, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 7:30 pm with a unanimous vote.

Respectfully Submitted,

Michelle Hiner
Recording Secretary